

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
May 17, 2017
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Ping Wang Mark Olsson Peter Fayette Paul Yung Lorah Tana Todd Matcher
 Jeff Sallen John Turpit Kate Phin Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper

1. The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the April meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections, none were received. They were **approved 9-0-1**.
2. **Public Comment on any item not on the agenda.**
n/a
3. **Mail and other items received since the last meeting.**
N/A
4. **Presentation: Robert Kard (Director of the San Diego APCD)**
 - Explained that basic role of the APCD – Permitting, Health risk assessments
 - Discussed the idea of toxic air containments (ozone/ smog)
 - Recommended against co-locating residential near industrial, due to the increased health risks associated with sensitive receptors
 - Discussed that idea that even if an industrial facility was located in an area, the addition of a residential community could have a negative impact on that businesses ability to do business
 - Jeff explained that this is a real issue that has been brought to the committee a number of times.
 - Discussed the situation with Solar Turbines downtown and the apartment complex that was attempting to locate near the facility. The industrial community and APCD fought against this, and was successful.
5. **Kearny Mesa Community Plan Update: Quick update from Sub-Committee Chair, John Turpit.** John was looking for help on 2 items, FAR increase and Prime Industrial Lands designation.
 1. Future Stakeholder Meetings
 2. Increasing the FAR in portions of Kearny Mesa
 - i. Density that provides smart growth
 - ii. Increase in FAR can intensify growth
 3. Changes to the Planned Industrial Lands Map Designation
 - i. Discussed the County Operations Building and new Kasier hospital and the success of those facilities
 - ii. Prime Employment vs. Prime Industrial
 4. Jeff asked that John ask for a specific items to be voted and then come back to the KMPG next month

Per the Economic Prosperity Element of the City's General Plan, Policy EP-A.12 states "[a]s community plans are updated, the applicability of the Prime Industrial Land Map will be revisited and changes considered" and that the boundaries of the Prime Industrial lands can be amended, "if community plan updates or community plan amendments lead to an addition of Prime Industrial Lands, or conversely, a conversion of Prime Industrial Land uses to other uses that would necessitate the removal of properties from the Prime Industrial Land identification."

6. Presentation: City Staff members will present an informational item on their planned utilities project and upcoming mill and pave road repair work along Convoy Street.

- a. Discussed the temporary repairs on Convoy from SR-53 to Aero Dr. 2 week repair
- b. Sewer Rehab AO-1
 - i. Scope
 1. Rehab 7.17 sewer mains
 2. Replace 0.16 miles of sewer mains
 3. Manhole repair, replacement or rehab
 4. Rehab to the property line
 5. Curb ramps upgrade
 - ii. Timeline
 1. Design: 01/2017-01/2018
 2. Bid and Award: 02/2018-08/2018
 3. Construction: 09/2018-04/2020
- c. AC Water & Sewer Group 1042
 - i. Scope
 1. Replace 1.8 mile of water main
 2. Replacement of fire hydrant and water services
 3. Rehab of 0.96 miles of sewer main
 4. Replace 0.12 miles of sewer main
 5. Rehab of property line
 6. Curb ramp upgrades as required
 - ii. Timeline
 1. Design: 05/2017-01/2018
 2. Bid and Award: 02/2018-08/2018
 3. Construction: 09/2018-04/2019
- d. Permanent paving
 - i. Resurfacing on Convoy St. to start upon completion of the above projects
 - ii. 2.2 centerline miles of resurfacing
 - iii. Concrete intersections will be replaced as part of the resurfacing project

7. Presentation: Mr. Skyler Denniston (Senior Land Use Manager) w/Kaiser Permanente

- a. Property located at 7060 Clairemont Mesa Boulevard, San Diego, CA 92111.
- b. Kaiser proposes to replace the existing 90,000 square foot medical office building (MOB) with a new 90,000 square foot MOB with additional on-site parking.
- c. Once completed, the old MOB will be demolished and replaced with surface parking and landscape. B/c the project is a replacement only, no entitlements are needed; just grading and building permits. LEED or LEED equivalent
- d. Change the entrance for employees
- e. Grading
- f. 2 year constructions process

8. Action Item: Urban Housing Partners has been working with the partners of the property at 8225 Aero Drive, San Diego, CA 92123. **UHP is seeking a vote of approval to the Community Plan Amendment initiation process to design and permit a mixed-use community on the existing Kelco site.**

- a. Walk to work crisis
- b. Neighborhood close to parks, schools, 11,000 jobs, hospitals., transit corridor
- c. Mixed use (retail, child care, market/café, fitness studio)

Vote: 7-1-2

Jeff concluded the meeting at 12:40 pm.